

**A-****A+****MARSCHALL**  
R E A L E S T A T E

## Attractive Single-Family Home with Panoramic Views in Döbling

Property no. **2690**

Located on the sunny southern slope of Hackenberg in the heart of Sievering, several unique villas with a pool, parking space, sauna, and stunning views are available for sale.

### LAYOUT

Ground Floor: Entrance hall, WC, living kitchen, 33.5 m<sup>2</sup> terrace

Basement: Bedroom, bathroom with shower, tub, and WC, sauna, relaxation area with shower, utility room, WC, access to the pool, and 192 m<sup>2</sup> garden

Upper Floor: 2 bedrooms, bathroom with double sink, shower, and WC, 7.5 m<sup>2</sup> balcony

### FEATURES

- High-quality oak floorboards
- Wood-aluminum windows with insulated glazing
- Underfloor heating
- Electric sun protection
- Air conditioning
- Preparation for outdoor kitchens
- Optional electric charging station
- Smart home control
- Sauna and outdoor pool
- Parking spaces in the complex - some with carports
- Storage box for garden tools

### LOCATION

The beautiful location in the heart of Döbling not only allows for quick access to the city center but also offers numerous leisure activities in the surrounding nature as well as culinary delights in various renowned wine taverns.

Public transportation is also accessible: bus line 35A is a short walk away.

## **INFORMATION**

Additional villas are available for purchase in the complex.

Commission: 3% + 20% VAT.

The above information is based on information and documents provided by the owner and is provided by us without guarantee.

Please note that there is a close familial or economic relationship between the broker and the client.

The agent acts as a double broker.



## Details

- **Adress** AUT-1190 Wien
  - **Proximity** Hackenberg, Sievering
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- **Living space** approx. 130 sqm
  - **Patio area** approx. 33 sqm
  - **Balcony space** approx. 7 sqm
  - **Area** approx. 275 sqm
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- **Room** 4
  - **Bathrooms** 3
  - **WC** 4
  - **Floors** 3
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■ Loggia 1

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■ Purchase price € 1,549,000.00

■ Commission 3% des Kaufpreises zzgl. 20% USt.

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■ Obtainable from Sommer 2024

■ Year of construction 2024

■ Energy efficiency class C

■ Energy efficiency class A+

■ Category Haus

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## Your contact person



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